

APPROVED

Inn at Weston Site Plan - Public Hearing April 5, 2021

The Weston Planning Commission held a duly warned Public Hearing on the proposed Inn at Weston Site Plan on Monday, April 5, 2021 by Zoom video and teleconference.

Public Hearing opened at 8:05 pm.

Present were members of the public:

Charles Goodwin
Ramsay Gourd
Claudia Harris
Jim Linville
John Phelan

Also present were members of the Planning Commission (and Zoning Administrator):

Brad Ameden
Anne Degan
Chris Lindgren
Nicki Pfister
Kim Price
Bob Vesota
Will Goodwin, Zoning Administrator

Ramsay Gourd, of Ramsay Gourd Architects representing Inn at Weston owner Weston Hotel Partners, LLC, stated modifications are needed to the two existing Inn buildings in the Village District to satisfy American Disabilities Act (ADA) requirements. Mr. Gourd said the plan does not include Coleman House, which is under separate ownership and is no longer part of the Inn at Weston. He noted that zoning setback requirements will necessitate a boundary line adjustment to make room for a porch addition and ADA-compliant accessible ramp. (Chris Lindgren later clarified that this could be accomplished with a simple merger of the two contiguous lots owned by the Inn rather than a boundary line adjustment.)

Mr. Gourd stated an outdated 1999 parking sketch allowing for 30 vehicles is unworkable and he discussed alternative plans for parking in front and back.

Property abutter Claudia Harris, owner of Mary Mitchell Miller Real Estate, stated storm water runoff is an ongoing problem in that location. A state highway culvert under Route 100 and a town culvert under Mill Lane at her property are problematic. She said there are times when the area is completely underwater and her basement floods very easily. Mr. Gourd said he would make his engineers aware of the problem.

Mr. Gourd stated that Structure B, the former owners' quarters off Mill Lane, will house two guest suites and guest amenities, such as a gym and massage treatment room. The plan for that

building includes a porch addition and ADA-compliant ramp. He said the total number of guests in both buildings is the same as previously approved—nine guest rooms total. The restaurant has a 50-seat capacity, he said.

Property abutter John Phelan said he was concerned that the parking burden on Mill Lane would alter the character of the lane and he is not sure the road is rated for that level of traffic. He noted that his is the only residence accessed off Mill Lane. Snow removal is very difficult on Mill Lane because of the limited amount of space, he said.

Lacking complete information for Site Plan review, Brad Ameden suggested the best way to move forward is to recess the Public Hearing and reopen the hearing at the next regularly scheduled Planning Commission meeting on May 3, 2021, giving the applicant time to prepare. Mr. Gourd wondered if the required ADA improvements could move forward now, with the other details left for a later hearing. Mr. Ameden explained that Site Plan approval is a prerequisite for the Building Permit.

Brad Ameden made a motion (seconded by Bob Vesota) to recess the Inn at Weston Site Plan Public Hearing to Monday, May 3 at 7 pm. Unanimously approved.

Inn at Weston Site Plan Public Hearing recessed at 8:35 pm.

Inn at Weston Site Plan Public Hearing reopened Monday, May 3 at 7 pm.

Will Goodwin, Zoning Administrator, reported that the Inn at Weston had withdrawn its application for Site Plan Review.

Brad Ameden moved (seconded by Bob Vesota) to adjourn the Public Hearing. Unanimously approved.

Inn at Weston Site Plan Public Hearing adjourned at 7:05 pm.